

- **Belmont Housing Trust Minutes for May 20, 2010**

- **In Attendance**—Judie Feins, Charles Laverty III, Ann Silverman, Ann Verrilli, Alisa Gardner-Todres, Gloria Leipzig, Jonathan Jacoby
- **Minutes**—The minutes for April 15, 2010, were approved as amended.
- **Open Meeting Law**—Jonathan reported on the provisions of the new open meeting law (effective July 1, 2010) that will affect the Housing Trust. All members of the Trust will receive the Attorney General’s version of the law and the Town Clerk will keep written certifications of receipt. Meeting notices will have to be posted 48 hours before the meeting, not counting Saturdays, Sundays and Holidays, and will have to appear at a public building where they can be seen 24 hours a day. The notice will also have to include information about what will be discussed at the meeting. The minutes must contain a summary of the discussions held, a record of votes taken and include any documents, photographs, recordings or maps that are part of the official record. Minutes of executive sessions will be reviewed by the chair to determine when they can be released.
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- **Metro West Collaborative Developers**—The discussion of the draft contract to allow Watertown Community Housing as fiscal agent for MWCD to access Belmont’s HOME administrative funds raised questions about why this was the appropriate legal vehicle. Jennifer Van Campen, who drafted the contract, will be asked if this approach was suggested by the Newton HOME Consortium Administrator and whether there may be a simpler way to access the funds, including perhaps an annual lump sum payment instead of quarterly invoices. The next meeting of the MWCD is May 28; Alisa and Chuck will attend.
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- **Massachusetts Housing Partnership Application/Moraine Street**—The Board reviewed the steps that led to the Town’s application to MHP for a Technical Assistance grant regarding the Moraine Street property. The work that Steve Laferriere put into preparing the application in a short period of time is very much appreciated, but the experience highlights the need to develop a more thought-out process for the future. To some degree this is the nature of such development work, given funding deadlines with short notice, but it was thought there could be better internal communication and coordination with Jeffrey Wheeler and Jay Szklut in the Community Development office. Other thoughts were to work more closely with Jennifer at MWCD as well as Steve and to ask that Ann Silverman and Alisa be kept informed about what efforts are underway and what the expected time line is.
- Steve’s zoning analysis of Moraine St. posits from 12 to 28 units, depending on zoning modifications; it was suggested he talk to Jeffrey Wheeler about the analysis. The Trust is concerned about the loss of Belmont’s “Difficult to Develop” (DDA) rating with the State, which affects tax credit eligibility, and wants to find out what the Town can do to restore it. Further discussion touched on the perception in the Waverley area of an increase in crime and whether a development would be rental or home ownership, or even mixed income. Ann S. asked that Steve look at both rental and ownership, but there was an assumption that the State would favor rental. Alisa and Chuck agreed to talk to the Police Department about the crime issue. Steve will be asked what it will take to reinstate the DDA rating.
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- **40B Repeal Ballot Initiative**—Ann Verrilli reported that we are not sure what the Citizens’ Housing and Planning Association (CHAPA) or other organizations are planning to

oppose this initiative; it is understood it will take a strong public education campaign to counter the perception that 40B is a threat to communities. There is concern that without 40B the motivation for affordable housing will diminish. Chuck said that the Human Rights Commission (HRC) is looking to the Trust for guidance on this issue and he will report to them that the Trust is still looking into it. The Trust will take a formal vote on the matter at its June meeting.

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- **CPA Campaign**—The campaign for passage of the Community Preservation Act will begin after the June 14 override vote. Plans are in place and the Trust, as well as other interested groups have been asked to put forward projects they want to highlight that could benefit from CPA funding. Ann V. and Judie will keep the Trust informed as plans develop. The next meeting of the CPA organizing group is June 7.

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- **Reappointments**—Judie, Ann S. and Jonathan have asked for reappointment to the Housing Trust. Carla Moynihan is liaison from the Planning Board and is also up for reappointment. Judie has submitted a letter to the Board of Selectmen supporting these reappointments.

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- **Massachusetts Community Development Corporation**—Ann S. reported that the Trust has been an associate member of the MACDC in the past. She asked if the Trust want to continue its associate membership, or will it be a member as part of the Metro West Collaborative Developers?

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- **Massachusetts Housing Partnership**—Ann S. reminded the Board of the 4<sup>th</sup> Annual Housing Institute, June 9 & 10 at Devons—a good opportunity for training in affordable housing.

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- **Update on Our Lady of Mercy/Oakley 40 Overlay District**—Ann S. could report that some amount of preliminary demolition work has been started.

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- Submitted by Jonathan Jacoby